

**LAND SUBDIVISION COMMITTEE MEETING**  
**May 2, 2013**

**Members**

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Gregg Humphrey

Steve Stewart

Nate Bottom

Lori Williams

Matt McLaughlin

Rick Weber

Casey Pratt

Cyndi Knowles

Kenneth Springs

**Others**

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Phil Martin

Josh Vehovic

Mimi Hurwitz

Steve Schroll

Steve Kuper

Neal Slattery

Jason Buraski

Blackstone area resident

Participant for Stone Creek

**Staff**

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Joe Zeibert

Steve Keenan

Norm Sims

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION  
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

**FILE NO.**     2013-03

**CENSUS TRACT #**     10.04

<b>NAME OF SUBDIVISION:</b>	Blackstone Subdivision – Location and Sketch Map and Variances – Sec. 153.157(L) – Restriction of Access and Sec. 153.157(B)(3) – Street Offsets		
<b>JURISDICTION:</b>	City		
<b>DATE OF MEETING:</b>	May 2, 2013		
<b>OWNER:</b>	Blackstone Group		
<b>ENGINEER:</b>	Martin Engineering		
<b>DESCRIPTION:</b>	Pt. E ½, NE ¼, Sec. 31, T16N, R5W (Northwest corner of Cranmer Drive and Monroe Street)		
	4.36	<b>Acres</b>	3 <b>Lots</b>
<b>MOTION TO RECOMMEND:</b>	Variance – Sec. 153.157(L) Restriction of Access – Approve	Variance – Sec. 153.157(B)(3) Street Offsets – Approve	Location & Sketch Map – Approve, Subject To
<b>BY:</b>	Lori Williams	Lori Williams	Gregg Humphrey
<b>2<sup>ND</sup> BY:</b>	Casey Pratt	Nate Bottom	Steve Stewart
<b>VOTE:</b>	Unanimous	Unanimous	Unanimous

Phil Martin presented the location and sketch map and variances. He said the property recently obtained S-2 zoning from the Springfield City Council and was located east of Walgreens on a former nursing home site at the corner of Monroe and Cranmer. Martin said the property would be retail with an access easement through the middle of it.

Joe Zeibert, Regional Planning Commission, said staff recommends approval of the location and sketch map. He said all essential services are available to serve the site. Zeibert said staff recommends approval of the variance for restriction of access. He said the developer requested the variance to remove two existing access points onto Monroe and consolidate those access points into one, as shown on the location and sketch map. Zeibert said staff also recommends approval of the street offset variance. He said the applicant shall add the proposed land use. Zeibert asked if the applicant purchased the property yet. Mimi Hurwitz replied no. Zeibert said the applicant shall add Remwes as the owner to the location and sketch map. He said the applicant shall supply a list of officers for the Blackstone Group. Zeibert said the applicant shall fix the typo of Cranmer.

Kenneth Springs, citizen member, had no comments.

Casey Pratt, Sangamon County Highway Department, had no comments.

Steve Stewart, CWLP-Water, said the water mains are reinforced 6-inch lines around the site. He said for three commercial lots water service should not be a problem.

Gregg Humphrey, Springfield Metro Sanitary District, said sanitary sewer main shall be extended to serve Lot 1. He said it may come from the sewer either to the east or to the north.

Nate Bottom, Office of Public Works, said right of way (ROW) may need to be dedicated in order to install sidewalks and a curb ramp. He said the City concurs with the Sanitary District regarding extending the sanitary sewer main.

Lori Williams, City Traffic Engineer, had no comments.

Matt McLaughlin, Springfield Building and Zoning Department, had no comments.

Rick Weber, Springfield Fire Department, had no comments.

Cyndi Knowles, Sangamon County Zoning Department, had no comments.

Joe Zeibert said staff recommends approval of the variance to allow access to an arterial roadway. Lori Williams moved to approve a variance of Section 153.157(L) – Restriction of Access – to remove two existing access points and consolidate it with one new access point onto Monroe. Casey Pratt seconded the motion and the vote was unanimous.

Joe Zeibert said staff recommends approval of the street offset variance. Lori Williams moved to approve a variance of Section 153.157(B)(3) – Street Offsets – to allow a private drive and a street centerline offset to have less than 150 feet of separation. Nate Bottom seconded the motion and the vote was unanimous.

Gregg Humphrey made a motion to approve the location and sketch map, subject to:

- 1) Adding the proposed land use;
- 2) Adding the owner as Remwes to the location and sketch map;
- 3) Providing a list of officers for the Blackstone Group; and,
- 4) Fixing the typo of Cranmer.

Steve Stewart seconded the motion and the vote was unanimous.

**-SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION  
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2002-19

CENSUS TRACT # 5.01

<b>NAME OF SUBDIVISION:</b>	R. L. Curry Subdivision – Preliminary Plan Reaffirmation
<b>JURISDICTION:</b>	City
<b>DATE OF MEETING:</b>	May 2, 2013
<b>OWNER:</b>	Glen Garrison
<b>ENGINEER:</b>	Crawford, Murphy & Tilly, Inc.
<b>DESCRIPTION:</b>	Pt. NE ¼, Sec. 13, T16N, R5W (Southeast corner of Bissell Road and Dirksen Parkway)
	53 <b>Acres</b> 17 <b>Lots</b>
<b>MOTION TO RECOMMEND:</b>	Approve, Subject To
<b>BY:</b>	Kenneth Springs
<b>2<sup>ND</sup> BY:</b>	Matt McLaughlin
<b>VOTE:</b>	Unanimous

Steve Schroll presented the preliminary plan for reaffirmation.

Joe Zeibert, Regional Planning Commission, said the applicant shall provide lot widths to the nearest foot for all lots. He said the applicant shall change note 8 from Granger to Bissell pertaining to the 200-foot minimum spacing requirement for access points. Zeibert said the applicant shall add the document number for the access easement through Big R. He reminded the applicant that Schroll sent a proposed pedestrian circulation system in an email to Joe Zeibert dated April 5, 2010 that will need to be followed as the development progresses. Zeibert said as a recommendation the Springfield Area Transportation Study (SATS) bicycle and pedestrian plan calls for bike lanes along Dirksen Parkway and wide shoulders along Bissell Road. Schroll said there is a half dedication of sixty feet. He said there is approximately 18 feet from the back of curb to the ROW lines. Schroll said the ROW to make the bicycle and pedestrian improvements should already be available.

Kenneth Springs, citizen member, had no comments.

Casey Pratt, Sangamon County Highway Department, had no comments.

Steve Stewart, CWLP-Water, had no comments.

Gregg Humphrey, Springfield Metro Sanitary District, had no comments.

Nate Bottom, Office of Public Works, had no comments.

Lori Williams, City Traffic Engineer, said if the developer will only partially develop the remainder of the subdivision, then a traffic study will have to be provided to determine the need for signalization at the 80-foot access easement with Dirksen Parkway. If the developer is developing all of the lots, a traffic signal shall be installed per the Illinois Department of Transportation (IDOT) comments. Williams asked if Zeibert wanted to read in the IDOT comments, to which Zeibert deferred to Williams. Williams read the following comments from IDOT: "[t]he approved traffic study for this development states that traffic signals would be warranted at the access drive intersection with Dirksen Parkway upon full build out of this development. We therefore would require an IDOT permit for the developer to install the proposed traffic signals. If the developer later decides to piecemeal the development and plat additional lots without completing the platting of the entire parcel shown here, a revised traffic study would need to be submitted, reviewed and approved to ensure that the additional traffic being generated by the proposed expansion does not trigger the need for the installation of the traffic signal. The developer could instead just opt to construct the traffic signal at this time and opt not to complete a traffic study."

Matt McLaughlin, Springfield Building and Zoning Department, had no comments.

Rick Weber, Springfield Fire Department, said additional fire hydrants may be required depending upon building locations and occupancies.

Cyndi Knowles, Sangamon County Zoning Department, had no comments.

Zeibert asked if any improvements to Bissell will be required. Bottom said some improvements to Bissell will be required.

Kenneth Springs made a motion to approve the preliminary plan, subject to:

- 1) Providing lot widths to the nearest foot for all lots;
- 2) Changing note 8 from Granger to Bissell pertaining to the 200' minimum spacing requirement for access points;
- 3) Adding the document number for the access easement through Big R; and,
- 4) Traffic study approval.

Matt McLaughlin seconded the motion and the vote was unanimous.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION  
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

**FILE NO.**     2013-02

**CENSUS TRACT #**     36.04

**NAME OF SUBDIVISION:**     Springfield – Assisted Living by Americare – Large Scale  
Development Plan – Lots 5B and 5C of the Redivision of Lot 5,  
Waterview Park

**JURISDICTION:**     City

**DATE OF MEETING:**     May 2, 2013

**OWNER:**     Americare Systems, Inc.

**ENGINEER:**     Americare Systems, Inc.

**DESCRIPTION:**     Pt. Sec. 12, T15N, R6W (South side of Hedley Road, east of  
Happy Landing Drive)

5.149    **Acres**       2       **Lots**

**MOTION TO RECOMMEND:**     Approve, Subject To

**BY:**     Nate Bottom

**2<sup>ND</sup> BY:**     Kenneth Springs

**VOTE:**     Unanimous

Neal Slattery presented the large-scale development plan. Gregg Humphrey, Springfield Metro Sanitary District, and Joe Zeibert, Regional Planning Commission, explained the Committee's procedures to Slattery. Both indicated a list of subject tos would be provided in the minutes, which must be met prior to the plan proceeding through the large-scale process.

Joe Zeibert, Regional Planning Commission, said according to the Illinois Department of Natural Resources (IDNR) ECO-CAT tool, this site may be a habitat for the Franklin Ground Squirrel. He said the applicant shall be required to obtain the proper permits from the State prior to commencing construction on the lots. Zeibert said the applicant shall fix the typo in the dimension along the west property line. He said it appears to be 684.87 feet as platted. Zeibert said the applicant shall identify the landscape areas. He said the plans show a 25-foot utility/setback line, along the west property line, that scales to 20 feet, and was platted as 20 feet. Zeibert said the applicant shall fix the text. He said the applicant shall show the setbacks around the property. Zeibert said the applicant shall show crosswalks across all driveways. He said the applicant shall add a mid-block pedestrian connection to the public sidewalk along Hedley. Zeibert said a wider sidewalk is recommended around the buildings to accommodate two people passing, especially with this type of development. He said the applicant shall change the section from 15 to 12 in the general land legal description. Zeibert said the location map appears to show a street between Happy Landing Drive and Koke Mill Road. He said the applicant shall fix the label of Happy Landing Drive and label the streets correctly. Zeibert said the flood note on page two says map 024F. He said the applicant shall correct it to say 0240F. Zeibert said the applicant did not indicate the phase for one building. He asked if the building would be constructed with the first phase, to which Slattery said yes. Zeibert said the applicant

shall indicate whether the building will be constructed with the first phase. Zeibert asked if the applicant would use native plantings in the proposed grass swales. Slattery said since the site is very flat he could not definitively say whether native plantings would be used in the swales; open channels can make future maintenance difficult. Zeibert said if the applicant can, please incorporate native plantings.

Kenneth Springs, citizen member, asked what the people capacity at the site would be. After some discussion, Slattery said the capacity would be approximately 60 units.

Casey Pratt, Sangamon County Highway Department, had no comments.

Steve Stewart, CWLP-Water, said he met with Slattery the other day and resolved the water main and hydrant location issues. Stewart said he is fine with the large-scale plan.

Gregg Humphrey, Springfield Metro Sanitary District, said the sanitary services from the buildings will require IEPA connection permits. He said the line from the manhole to the wye service connections shall be 8 inches in diameter. Humphrey said the lines for the grease traps must be 6 inches in size if more than 5 feet from the building. He said the service lines exiting the building shall be no shallower than 2 feet nor deeper than 3 feet to the top of the pipe. Humphrey said these comments were addressed with the engineer.

Nate Bottom, Office of Public Works, said the applicant shall adjust the storm sewer per the meeting on April 30, 2013.

Lori Williams, City Traffic Engineer, said the applicant shows the north arrow going in the wrong direction on the plan. She said the applicant shall place a north arrow on the location map, if it is a different orientation than on the site plan. Williams said the applicant shall provide sidewalk connectivity to Hedley. She said the applicant shall correct the title block on Sheet 2 since it says Quincy, Illinois. Williams said uplighting for the main sign is not allowed per the Springfield Zoning Ordinance. She said the sign must be backlit or non-illuminated. Williams said she requested contours for the site and she did not believe it is a requirement. Slattery asked how long he had to submit revised plans. Zeibert said 7-10 days.

Matt McLaughlin, Springfield Building and Zoning Department, said there is a 30-foot front yard setback that must be shown correctly. He said floodlighting of the sign is not allowed and the applicant shall correct the sign. McLaughlin said each building must have a loading space. Slattery asked if the fire lane to the rear where the dumpster will be serviced would be an acceptable loading space. McLaughlin said he could not answer the question without seeing a plan. Slattery asked if there would be any fire issues with using the fire lane as a loading space, to which Rick Weber, Springfield Fire Department, said he did not foresee any issues. Slattery said he could add signage and not to block the fire lane.

Rick Weber, Springfield Fire Department, said the fire department connections (FDCs) are not accessible. He said the fire apparatus roads are not within 150 feet of all sides of the building. Weber said the width of the access road is not noted. He said not all areas of the buildings are within 250 feet of a fire hydrant. Weber said these issues were addressed at a previous meeting.

Cyndi Knowles, Sangamon County Zoning Department, had no comments.

Slattery said he would address the comments and return plans by mid to late next week. He said he would include a conceptual grading plan with the revised sheets.

Williams said the loading zones have to be marked on the pavement. She said two separate loading zones will be required. Williams said one zone will be for the north building and one zone will be for the south building. She said the applicant cannot use the dumpster pad for the loading zone. Williams said the applicant may need to do something else for the south building.

Zeibert said the plans must be to the Regional Planning Commission office by May 13. Slattery asked how many copies, to which Zeibert replied one original set and eight copies.

Nate Bottom moved to approve the location and sketch map, subject to:

- 1) Fixing the typo in the dimension along the west property line;
- 2) Identifying the landscape areas;
- 3) Fixing the 25-foot utility/setback line to 20 feet as scaled/platted;
- 4) Showing the setbacks around the property;
- 5) Showing crosswalks across all driveways;
- 6) Adding a mid-block pedestrian connection to the public sidewalk along Hedley;
- 7) Changing the section from 15 to 12 in the general land legal description;
- 8) Fixing the label of Happy Landing Drive and labeling all streets correctly;
- 9) Fixing the flood note to say 0240F;
- 10) Identifying the phase for the unlabelled building;
- 11) Fixing the line from the manhole to the wye service to be the proper diameter;
- 12) Fixing the lines for the grease traps to be the proper diameter;
- 13) Fixing the depth of the service lines exiting the building to the proper depth;
- 14) Adjusting the storm sewer as per the meeting with the City Engineer;
- 15) Fixing the north arrows on the site plan and the location map so they are in the correct orientation(s);
- 16) Correcting Sheet 2 to reflect the proper city;
- 17) Fixing the sign illumination so it meets the zoning ordinance;
- 18) Fixing the front yard setback so it is 30 feet, as per the zoning ordinance;
- 19) Providing loading spaces which meet the approval of the City Traffic Engineer and the Springfield Building and Zoning Department;
- 20) Providing accessible FDCs;
- 21) Ensuring the fire apparatus roads are within 150 feet of all sides of the building;



22) Noting the width of the access road; and,

23) Ensuring all areas of the buildings are within 250 feet of a fire hydrant.

Kenneth Springs seconded the motion and the vote was unanimous.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION  
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2012-03

CENSUS TRACT # 36.04

<b>NAME OF SUBDIVISION:</b>	Stone Creek Subdivision – 1 <sup>st</sup> Addition – Final Plat				
<b>JURISDICTION:</b>	City				
<b>DATE OF MEETING:</b>	May 2, 2013				
<b>OWNER:</b>	Buraski Builders				
<b>ENGINEER:</b>	Vasconcelles Engineering				
<b>DESCRIPTION:</b>	Pt. SE ¼, SE ¼, Sec. 2, T15N, R6W (East side of Meadowbrook Road, north of Iles Avenue)				
	<table border="0" style="width: 100%;"><tr><td style="text-align: center;">6.891</td><td style="text-align: center;"><b>Acres</b></td><td style="text-align: center;">20</td><td style="text-align: center;"><b>Lots</b></td></tr></table>	6.891	<b>Acres</b>	20	<b>Lots</b>
6.891	<b>Acres</b>	20	<b>Lots</b>		
<b>MOTION TO RECOMMEND:</b>	Approve, Subject To				
<b>BY:</b>	Nate Bottom				
<b>2<sup>ND</sup> BY:</b>	Kenneth Springs				
<b>VOTE:</b>	Unanimous				

Steve Kuper presented the final plat.

Joe Zeibert, Regional Planning Commission, said the applicant shall submit final covenants. He said the applicant shall remove the setbacks in the table. Zeibert said the applicant shall add a note stating that no access to Meadowbrook Road shall be allowed for Lots 1,2, 57, 58, and 59. He said the applicant shall fix the approval block so it matches the text from Section 153.147(D)(1) of the subdivision ordinance. Zeibert said the applicant shall change the Mayor signature block to say City Engineer. He reminded the applicant that it might be difficult for some of the lots to meet zoning requirements for the fee simple sale of a duplex, especially lot width. Zeibert said he did not know if an easement for public sewer would be required at the southwest corner of the property. He said the applicant shall key in the rectangles with an E next to them. Zeibert said the applicant shall correct the typo of continuing in the 12<sup>th</sup> line of the legal description. He said in the 13<sup>th</sup> line of the legal description the applicant shall add the word feet after 496.04 and make sure the numbers add up. Zeibert said the applicant shall check the rounding of the numbers in the 17<sup>th</sup> line of the legal description; the numbers appear to add up to 417.01 feet. He said the applicant shall add tick marks to all dimensions on the final plat to indicate feet. Zeibert said the applicant shall fix or identify the proposed land uses for Lots 1000 and 1003. He said the applicant shall provide a distance for the street centerline of Brookstone Drive from curve 1 and 2 to the centerline of Stone Creek Drive. Zeibert asked what is the purpose of Lot 1000? Kuper replied it is for drainage. Zeibert asked if there will be a note to that effect on the plat, to which Kuper replied he would add it. Zeibert asked if Lot 1000 was just for detention or whether it would be used for utilities as well, to which Kuper replied just detention. Zeibert said the applicant shall remove the dashed

building envelopes, i.e. the setbacks, shown on the plat. He asked the Office of Public Works if there were any problems with the access to Brookstone Drive or Stone Creek Drive for Lots 1 and 59.

Kenneth Springs, citizen member, had no comments.

Casey Pratt, Sangamon County Highway Department, had no comments.

Steve Stewart, CWLP-Water, said CWLP will provide water to the Curran-Gardner Water District, which will extend water mains inside the development. He said water will be provided to the site as weather permits.

Gregg Humphrey, Springfield Metro Sanitary District, had no comments.

Nate Bottom, Office of Public Works, said the applicant shall provide temporary easements for storm water conveyance and management on supplemental plats. He said the easements do not necessarily need to be recorded, but easements shall be required. Bottom said he believes the Sanitary District has an easement for the existing sanitary sewer at the southwest corner of the property. He said the applicant shall include the recorded document number for the sanitary sewer easement. Bottom said the applicant shall add a note stating that no access shall be permitted to Meadowbrook Road.

Lori Williams, City Traffic Engineer, said the plat shall include the owner's and the subdivider's telephone numbers. She said the plat shall be signed and sealed by an Illinois Professional Land Surveyor. Williams said the legend symbols do not line up with the descriptions. She said the plat shall include coordinates displayed for each boundary corner with a minimum of 4 decimal places. Williams said Illinois State Plane Coordinates West Zone, NAD 83 are preferred. She said there is a discrepancy in one of the bearing calls. Williams said the plat shall have a subdivision description such as the Section, the Township, the Range, and the Principal Meridian. She said two monuments must be of stone or reinforced concrete and must be set at the opposite extremities of the property platted. Williams said the lines of departure from one street to another are needed. She said the owner's written acknowledgement of the ROW conveyance in fee simple is required. Williams said the applicant shall add a note on the face of the plat regarding the conveyance of the ROW shown on the plat. She said the following wording for the note: "The Right-of-Way shown hereon is hereby conveyed to the City of Springfield, Illinois as per the Owner's Acknowledgement." She said there is a Stony Creek Drive in Chatham, Illinois. Williams said the City is verifying with Sangamon County 911 if Stone Creek Drive would be an acceptable name. Zeibert said the principal meridian is on the legal description on the final plat. He asked about the access for Lots 1 and 59 to Stone Creek Drive. Kuper said he would add a note to the plat that Lots 1 and 59 would have no access to Stone Creek Drive. Williams said the note should say that no direct access shall be allowed to Meadowbrook Road from Lots 1, 2, 57, 58, and 59. She said a note must be added saying Lots 1 and 59 shall have no access to Stone Creek Drive. Jason Buraski asked how big of a concern Stony Creek Drive is since the subdivision is called Stone Creek Drive. Williams said from the City Traffic Engineer's perspective the name is not a big concern because Stony Creek Drive is in Chatham. She said Sangamon County 911 may have an issue with the name. Buraski asked about her experience with street situations like this one. Williams said this is the first time the issue has occurred. Humphrey said similar street names can cause confusion among first responders and operators. Zeibert said he would let the applicant know when Sangamon County 911 replies.

Matt McLaughlin, Springfield Building and Zoning Department, said the City Council has provided setback variances for the lots in the R-1 district so the setbacks need to change. He said the total yard setback of 15 feet in R-2 is incorrect; it is 10 feet. Zeibert asked if these

comments could be resolved if the applicant removed all the setback information. McLaughlin said that would work.

Cyndi Knowles, Sangamon County Zoning Department, had no comments.

Buraski asked about the duplex lots. Zeibert said some of the lots might be too narrow if they are divided into duplexes since there is a 35-foot lot width for each lot to be met at the setback line. He said the decision is a zoning call. Zeibert said if the lot width is not met, zoning relief from the City may have to be obtained before a tract survey could be approved dividing the lots in fee simple. Buraski said he would look into this comment.

Nate Bottom made a motion to approve the final plat, subject to:

- 1) Submitting final covenants;
- 2) Removing the setbacks in the table;
- 3) Adding a note stating that no access to Meadowbrook Road shall be allowed for Lots 1, 2, 57, 58, and 59;
- 4) Fixing the approval block so it matches the text from Section 153.147(D)(1) of the subdivision ordinance;
- 5) Changing the Mayor signature block to say City Engineer;
- 6) Keying in the rectangles with an E next to them;
- 7) Correcting the typo of continuing in the 12<sup>th</sup> line of the legal description;
- 8) Adding the word feet after 496.04 in the 13<sup>th</sup> line of the legal description and ensuring the numbers add up;
- 9) Checking the rounding in the 17<sup>th</sup> line of the legal description;
- 10) Adding tick marks to all dimensions to indicate feet;
- 11) Identifying the proposed land uses for Lots 1000 and 1003;
- 12) Providing a distance for the street centerline of Brookstone Drive from curve 1 and 2 to the centerline of Stone Creek Drive;
- 13) Adding a note that Lot 1000 would be used for detention;
- 14) Removing the building envelopes;
- 15) Providing temporary easement documentation for storm water conveyance and management on supplemental plats to the satisfaction of the City Engineer;
- 16) Including the recorded document number for the existing sanitary sewer easement;
- 17) Including the owner's and the subdivider's telephone numbers;
- 18) Adding the signature and seal of an Illinois Professional Land Surveyor;
- 19) Revising the legend symbols so they line up with the descriptions;

- 20) Including the coordinates for each boundary corner displayed with a minimum of 4 decimal places;
- 21) Fixing the discrepancy in one of the bearing calls;
- 22) Adding a general subdivision land legal description including the Section, the Township, the Range, and the Principal Meridian;
- 23) Showing two monuments of stone or reinforced concrete set at the opposite extremities of the property platted;
- 24) Adding the lines of departure from one street to another;
- 25) Adding the owner's written acknowledgement of the ROW conveyance in fee simple;
- 26) Adding a note on the face of the plat regarding the conveyance of the ROW shown, wording provided above; and,
- 27) Adding a note stating that Lots 1 and 59 shall have no access to Stone Creek Drive.

Kenneth Springs seconded the motion and the vote was unanimous.